





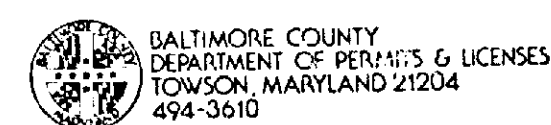
Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of February, 1981, that the herein Petition for Variance(s) to permit a rear yard setback of zero feet in lieu of the required thirty feet, a side yard setback of twenty feet in lieu of the required thirty feet, and a distance between buildings of twenty-five feet in lieu of the required sixty feet, for the expressed purpose of constructing an addition to the existing building for a warehouse, all in accordance with the site plan prepared by E. F. Raphael & Associates, dated September 23, 1980, and marked Petitioners' Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE February 27, 1981  
BY [Signature]  
ADMINISTRATIVE ASSISTANT



TEO JALISKI JR.  
DIRECTOR

January 22, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #118 Zoning Advisory Committee Meeting, December 23, 1981 are as follows:

Property Owner: Irvin Kovens  
Location: W/S Greenspring Drive 2600' S of Timonium Road  
Existing Zoning: ML-IM  
Proposed Zoning: ML-IM  
Variance to permit a 0' rear setback in lieu of the required 30', a 20' side setback in lieu of the required 30' and for a distance between buildings of 25' in lieu of the required 60'.

Address: 1176  
District: 8th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
  - X B. A building/ permit shall be required before beginning construction.
  - X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
  - X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
  - E. In wood frame construction an exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
  - F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
  - G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
  - H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
  - X I. Comments: The need of fire walls and for sprinklers shall be investigated by the owners architect. A fire wall will be required on the property line on the west side. Provide compliance to the Handicap Code on the site plan, parking, signs, curb cuts, building access, etc.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.  
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Nicholas P. Commodari  
TO Zoning Advisory Committee  
Sharon M. Caplan  
FROM Economic Development Commission

Date: December 22, 1980

SUBJECT: Item # 118-- Property Owner: Irvin Kovens  
Location: W/S Greenspring Drive 2600' S. of Timonium Road  
Existing Zoning: ML-IM  
Proposed Zoning: ML-IM  
Variance to permit a 0' rear setback in lieu of the required 30', a 20' side setback in lieu of the required 30' and for a distance between buildings of 25' in lieu of the required 60'.

In recognition of Baltimore County's desire to foster a healthy economic growth we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

Sharon M. Caplan  
Sharon M. Caplan

SMC:alc

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 5, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: December 23, 1980

RE: Item No: 116, 117, 118, 119, 120, 121  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
TO Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning  
FROM  
SUBJECT: Petition No. 81-156-A Item 118

Date: February 3, 1981

Petition for Variances  
West side of Greenspring Drive, 2600 feet South of Timonium Road  
Petitioner- Irvin Kovens

Eighth District

HEARING: Tuesday, February 24, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
TO Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning  
FROM  
SUBJECT: Petition No. 81-156-A Item 118

Date: February 3, 1981

Petition for Variances  
West side of Greenspring Drive, 2600 feet South of Timonium Road  
Petitioner- Irvin Kovens

Eighth District

HEARING: Tuesday, February 24, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No. 81-156A  
Building Permit Application  
No.  
8th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Irvin Kovens  
Irvin Kovens

E. F. RAPHEL & ASSOCIATES  
Registered Professional Land Surveyors  
201 COURTLAND AVENUE  
TOWSON, MARYLAND 21204

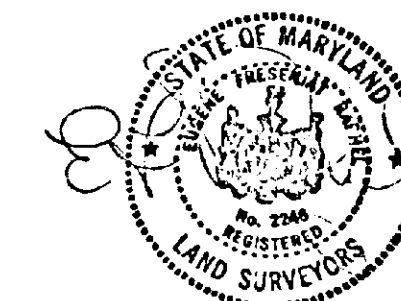
OFFICE: 825-3908

September 25, 1980

RESIDENCE: 771-4882

Description to Accompany  
Variance  
For NO 1930 Green Spring Drive

Beginning the same at a point on the west side of Greenspring Drive at a distance of 2600ft., more or less, southerly from the intersection formed by the south side of Timonium Road and the west side of Greenspring Drive, said point being the beginning of the land of Irvin Kovens and wife, running thence on the west side of Greenspring Drive by a curve to the right for a distance of 140.51', thence S 6°12'40" W 69.37', thence by a curve to the right for a distance of 111.80', thence leaving Greenspring Drive and running on the outline of Irvin Kovens and wife the three following courses and distance (1) S80° 31' 48" W 198.10'; (2) N 9° 32' 42" W 311.72' and (3) N 80° 31' 48" E 276.15' to the place of beginning. Containing 1.476 Acres of Land more or less. Being known as NO 1930 Greenspring Drive.



Eugene F. Raphael  
Reg. Prof. Land Surveyor



E. F. RAPHEL & ASSOCIATES  
Registered Professional Land Surveyors  
201 COURTLAND AVENUE  
TOWSON, MARYLAND 21204

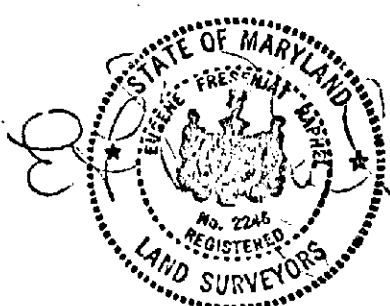
OFFICE: 825-3908

RESIDENCE: 771-4892

September 25, 1980

Description to Accompany  
Variance  
For NO 1930 Green Spring Drive

Beginning the same at a point on the west side of Greenspring Drive at a distance of 2360 ft. more or less, southerly from the intersection formed by the south side of Timonium Road and the west side of Greenspring Drive, said point being the beginning of the land of Irvin Kovens and wife, running thence on the west side of Greenspring Drive by a curve to the right for a distance of 140.51', thence S 6°12'40" W 69.87', thence by a curve to the right for a distance of 111.80', thence leaving Greenspring Drive and running on the outline of Irvin Kovens and wife the three following courses and distance:  
(1) S80° 31' 48" W 198.10'; (2) N 9° 32' 42" W 311.72' and  
(3) N 80° 31' 48" E 276.15' to the place of beginning.  
Containing 1.476 Acres of Land more or less.  
Being known as NO 1930 Greenspring Drive.



Eugene F. Raphael  
Reg. Prof. Land Surveyor

REVISED PLANS

PETITION FOR VARIANCES  
8th District

ZONING: Petition for Variances  
LOCATION: West side of Greenspring Drive, 2600 feet South of Timonium Road  
DATE & TIME: Tuesday, February 24, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a rear yard setback of 0 feet in lieu of the required 30 feet and a side yard setback of 20 feet in lieu of the required 30 feet and for a distance between buildings of 25 feet in lieu of the required 60 feet

The Zoning Regulations to be excepted as follows:

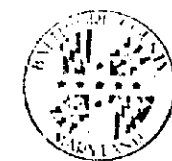
Section 255.1 (238.2) - Area Regulations  
Section 102.2 - General Requirements

All that parcel of land in the Eighth District of Baltimore County

Being the property of Irvin Kovens, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 24, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

February 27, 1981

Lawrence K. Ginsberg, Esquire  
6615 Reisterstown Road, Suite 301  
Baltimore, Maryland 21215

RE: Petition for Variances  
W/S of Greenspring Drive, 2600' S  
of Timonium Road - 8th Election  
District  
Irvin Kovens, et ux - Petitioners  
NO. 81-156-A (Item No. 118)

Dear Mr. Ginsberg:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	Revised Plans: Change in outline or description Yes Map #									
Previous case: 4565 (Unit)										

Lawrence K. Ginsberg, Esquire  
6615 Reisterstown Road, Suite 301  
Baltimore, Maryland 21215

E. F. Raphael & Assoc.  
201 Courtland Avenue  
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of December, 1980.

William E. Hammond  
Zoning Commissioner

Petitioner Irvin Kovens, et ux

Petitioner's Attorney Lawrence K. Ginsberg

Reviewed by: Nicholas S. Cornudas  
Chairman, Zoning Plans  
Advisory Committee

January 27, 1981

Lawrence K. Ginsberg, Esquire  
Cordin & Weinstein, P.A.  
6615 Reisterstown Road - Suite 301  
Baltimore, Maryland 21215

NOTICE OF HEARING

RE: Petition for Variance - W/S of Greenspring Drive, 2600' S of Timonium Road - Irvin Kovens - Case No. 81-156-A

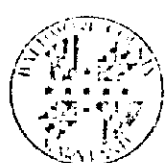
TIME: 9:30 A.M.

DATE: Tuesday, February 24, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

February 9, 1981

Lawrence K. Ginsberg, Esquire  
Cordin & Weinstein, P.A.  
6615 Reisterstown Road - Suite 301  
Baltimore, Maryland 21215

RE: Petition for Variance  
W/S Greenspring Dr., 2600' S of  
Timonium Road  
Irvin Kovens, et ux  
Case No. 81-156-A

Dear Mr. Ginsberg:

This is to advise you that \$70.70 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

CERTIFICATE OF PUBLICATION

A 2529 Req #21245

Pikesville, Md., Feb. 4, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 24th day of Feb. 19 81

the first publication appearing on the

4th day of Feb. 19 81

the second publication appearing on the

day of 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

Manager

Cost of Advertisement 41.20

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., before the 24th day of February 1981, the first publication appearing on the 5th day of February 1981.

THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

PETITION FOR VARIANCES

8th District

ZONING: Petition for Variances

LOCATION: West side of Greenspring Drive, 2600 feet South of Timonium Road

DATE & TIME: Tuesday, February 24, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a rear yard setback of 0 feet in lieu of the required 30 feet and a side yard setback of 20 feet in lieu of the required 30 feet and for a distance between buildings of 25 feet in lieu of the required 60 feet

The Zoning Regulations to be excepted as follows:

Section 255.1 (238.2) - Area Regulations

Section 102.2 - General Requirements

All that parcel of land in the Eighth District of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

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Petition for Variances to permit a rear yard setback of 0 feet in lieu of the required 30 feet and a side yard setback of 20 feet in lieu of the required 30 feet and for a distance between buildings of 25 feet in lieu of the required 60 feet

The Zoning Regulations to be excepted as follows:



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

81-156 A

District 8 Date of Posting FALL 6, 1981  
Posted for: Variances  
Petitioner: IRVIN KOVENS, CE VA  
Location of property: W/S GREENSPRING DR. 2600' S OF TIMONIUM RD.  
Location of Signs: WEST SIDE OF GREENSPRING DR. IN FRONT OF 1930 GREENSPRING DR. APPROX. 25' S OF RD. LINE OF 2220  
Remarks:  
Posted by: Stephen J. Quate Date of return: FALL 20, 1981  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 095171

DATE Feb. 20, 1981 ACCOUNT 01-662

AMOUNT \$70.70

RECEIVED FROM: Irvin Kovens

FOR: Adv. & Posting for Case No. 81-156-A

387-4-10-20 70.70

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 095183

DATE January 27, 1981 ACCOUNT 01-662

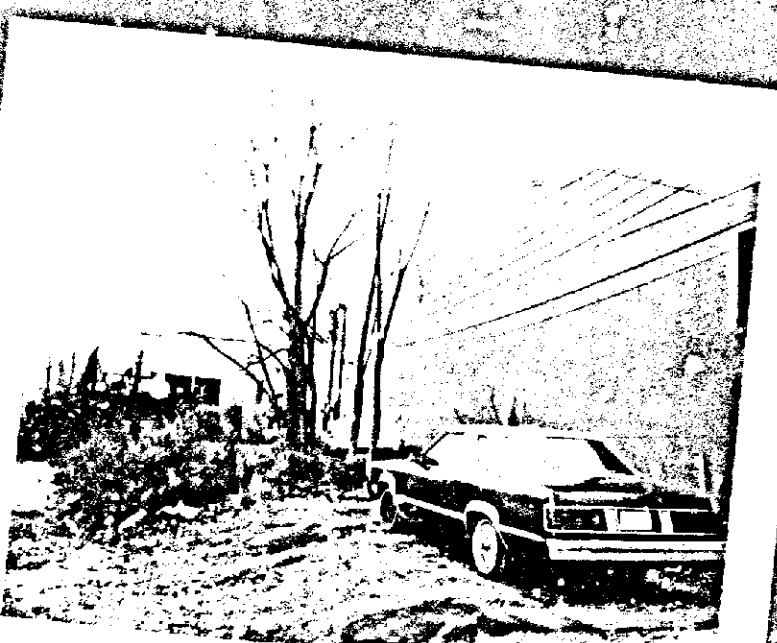
AMOUNT \$25.00

RECEIVED FROM: Cardin & Weinstein

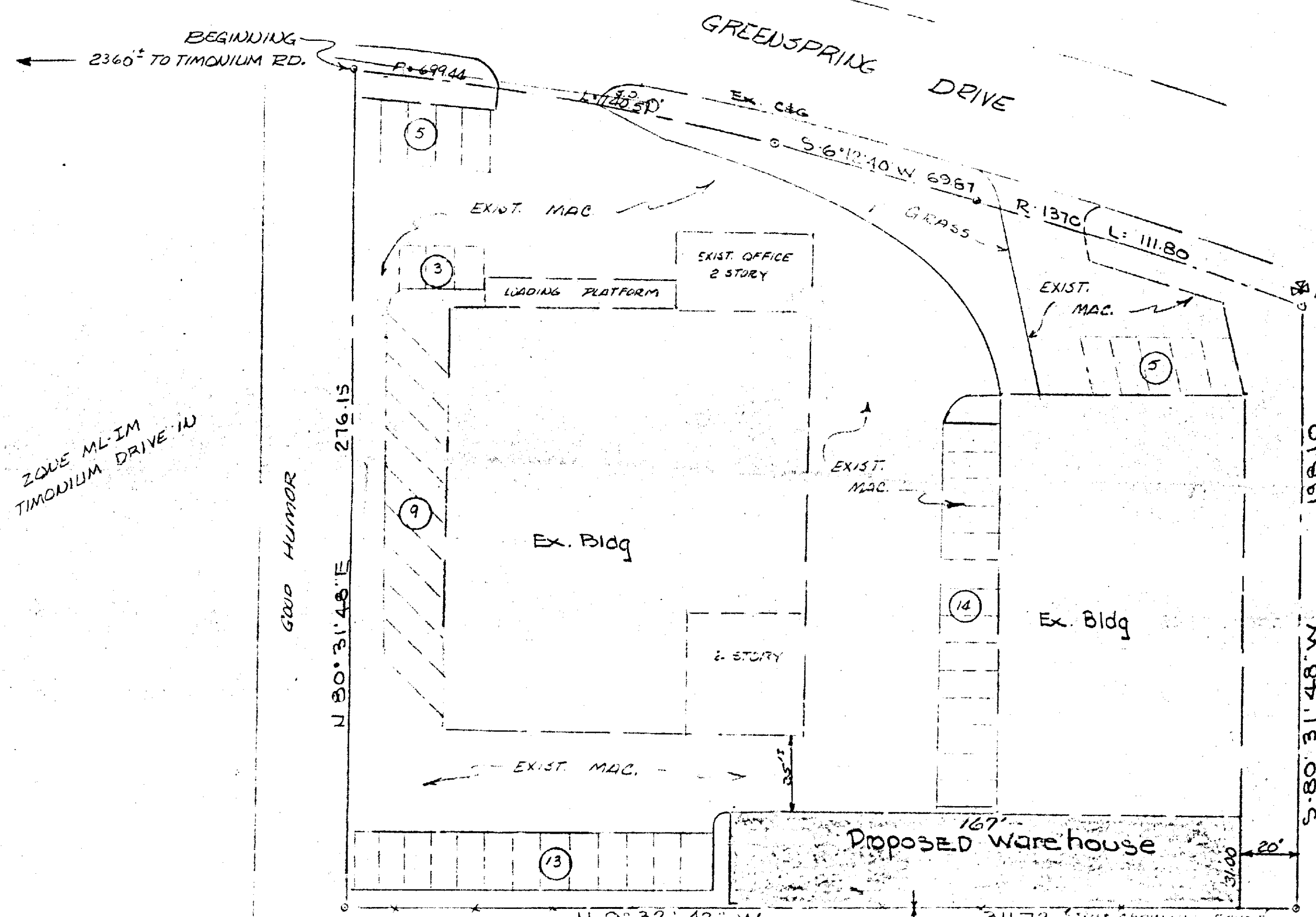
FOR: Filing Fee for Case No. 81-156-A

1737-27 25.00

VALIDATION OR SIGNATURE OF CASHIER



111#



ZONE ML-IM  
TIMONIUM DRIVE IN

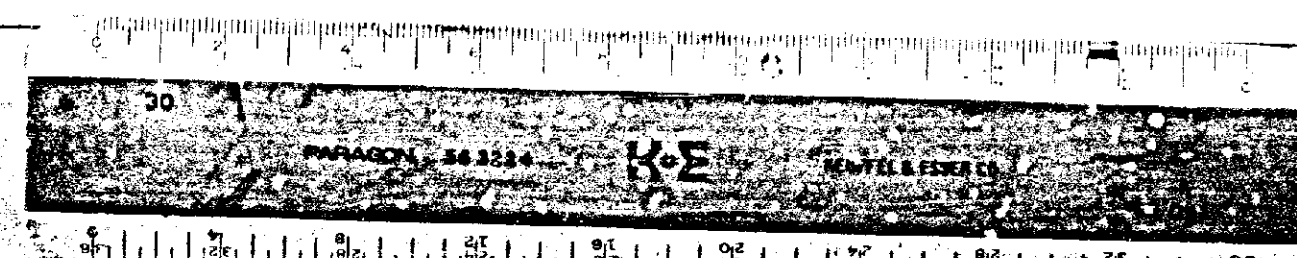
GOOD HUMOR

ZONE ML-IM  
USE GOOD HUMOR



**E. F. RAPHAEL & ASSOC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
201 COURTLAND AVENUE  
TOWSON, MARYLAND 21204

NOTE: OUTLINE SHOWN HEREIN WAS  
PLOTTED FROM DEEDS, PLATS, & OTHER  
SOURCES, & IS NOT A SURVEY



**GENERAL NOTES**  
AREA OF PROPERTY 1.476 AC.  
EXISTING ZONE ML-IM  
PROPOSED ZONE ML-IM  
EXISTING USE OFFICE & WAREHOUSE  
PROPOSED USE OFFICE & WAREHOUSE

**PARKING DATA**  
AREA OF EXISTING BUILDING:  
OFFICE: 18 FLOOR: 3300' x 3300' 11 SPACES  
2ND FLOOR: 1100' x 1100' 3 SPACES  
WAREHOUSE: 32 EMPLOYEES: 33' x 11' SPACES  
REQUIRED: 25 SPACES  
PROVIDED: 09 SPACES

**CASE # 81-156A**  
VARIANCE GRANTED TO PERMIT A SIDE  
YARD OF 20' IN LIEU OF THE REQUIRED 30',  
AND A REAR YARD OF 0' IN LIEU OF THE  
REQUIRED 30' & TO PERMIT A DISTANCE OF  
25' BETWEEN BUILDINGS IN LIEU OF THE  
REQUIRED 60'

\* PUBLIC WATER & SEWER IN 12' W  
OF GREENSPRING DRIVE

**PLANS APPROVED**  
OFFICE OF PLANNING & ZONING  
BY: [Signature]  
DATE: 4-28-81  
PLANNING  
DATE: 4-28-81  
ZONING COMMISSIONER  
DATE: 4/28/81

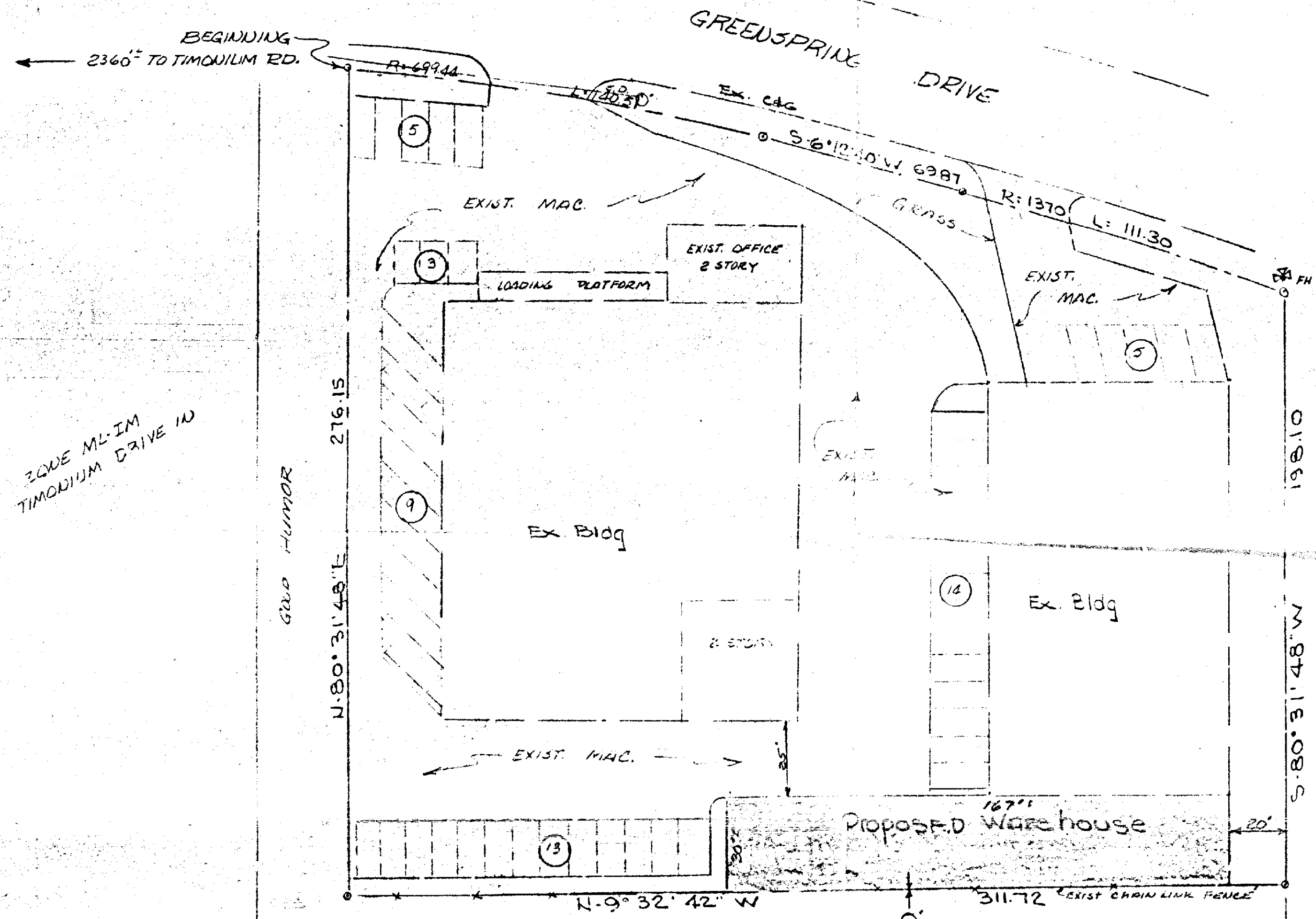
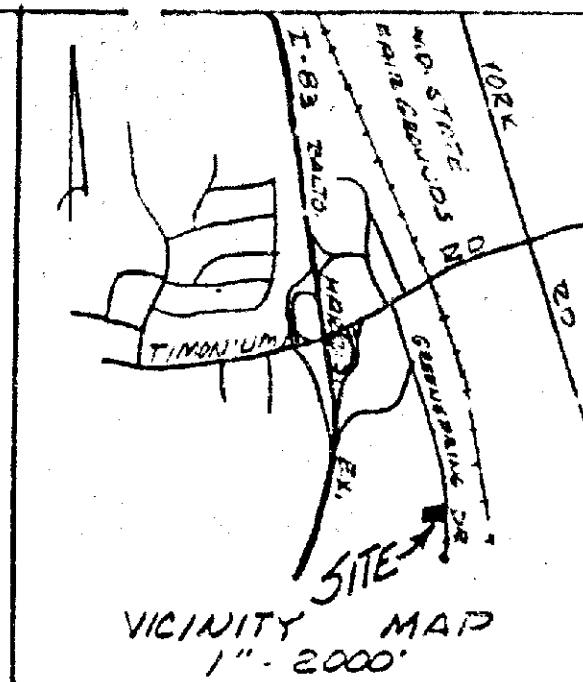
81-156-A  
C-375-81

**PLAT TO ACCOMPANY APPLICATION  
FOR A BUILDING PERMIT  
1930 GREENSPRING DRIVE**

8" ELECT. DIST.  
SCALE 1"=30'

BALTO. CO. MD.  
MARCH 17, 1981

#771



**GENERAL NOTES**

AREA OF PROPERTY	1.476 AC <sup>2</sup>
EXISTING ZONE	ML-IM
PROPOSED ZONE	ML-IM
EXISTING USE	OFFICE & WAREHOUSE
PROPOSED USE	OFFICE & WAREHOUSE

**PARKING DATA**

AREA OF EXISTING BUILDING	OFFICE & WAREHOUSE
REQUIRED	25 SPACES
PROVIDED	17 SPACES

VARIANCE REQUESTED TO PERMIT A SIDE YARD OF 20' IN LIEU OF THE REQUIRED 30', AND A REAR YARD OF 0' IN LIEU OF THE REQUIRED 30', & TO PERMIT A DISTANCE OF 25' BETWEEN BUILDINGS IN LIEU OF THE REQUIRED 60'.

\* PUBLIC WATER & SEWER IN 12' W OF GREEN SPRING DRIVE

**PETITIONER'S EXHIBIT 1**

PLAT TO ACCOMPANY ZONING PETITION  
1930 GREEN SPRING DRIVE

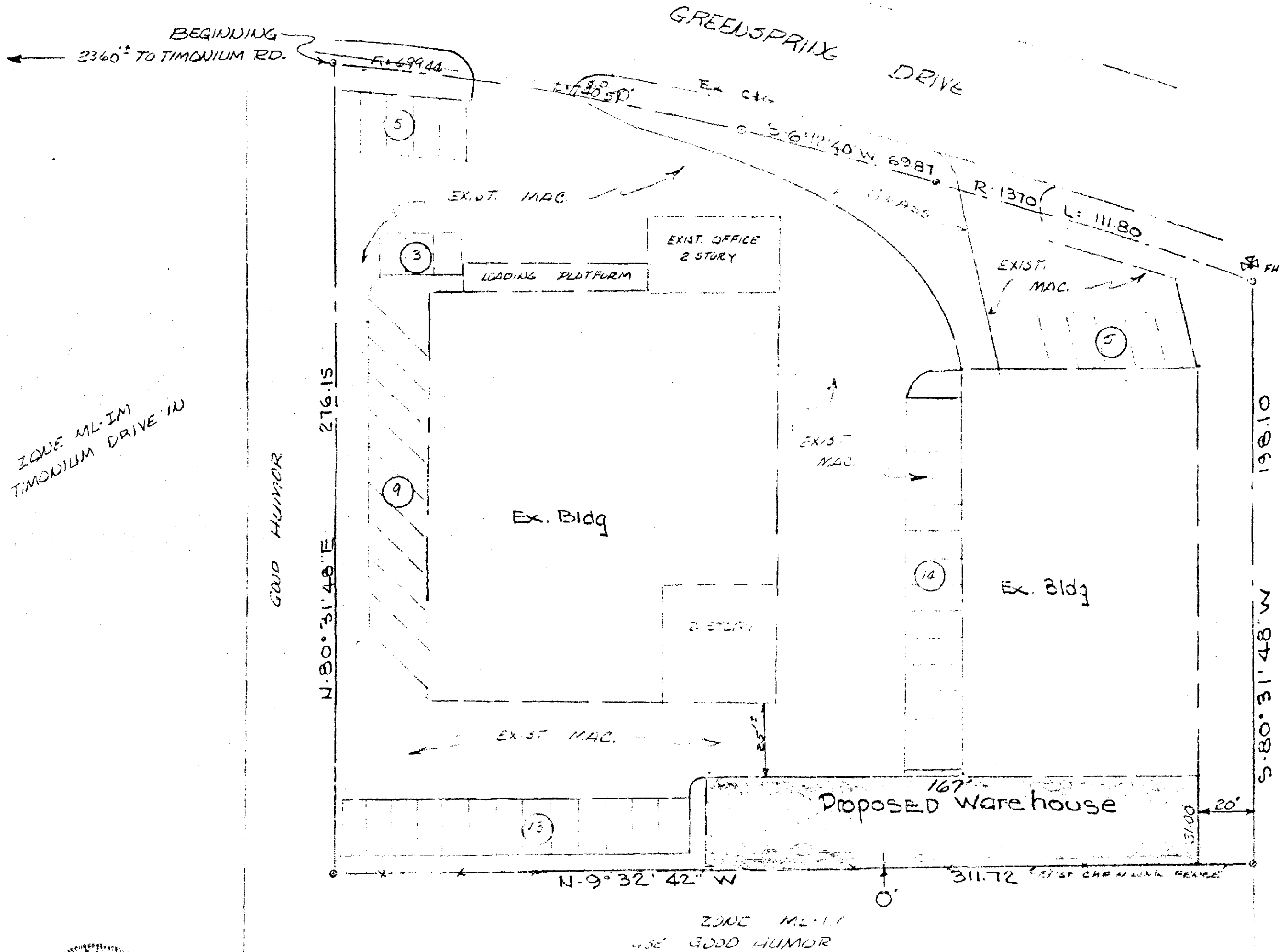
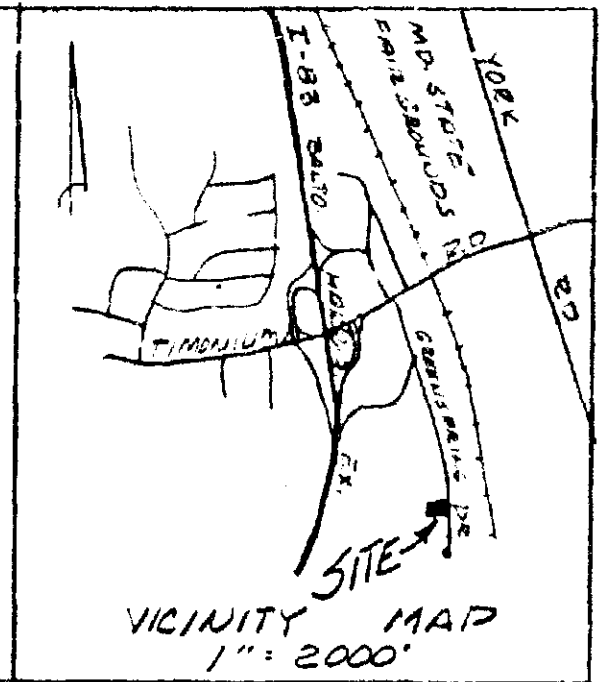
8<sup>TH</sup> ELECT. DIST.  
SCALE 1" = 30'

BALTO. CO. MD.  
SEPT. 23, 1980

**E. F. RAPHEL & ASSOC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
201 COURTLAND AVENUE  
TOWSON, MARYLAND 21204

NOTE: OUTLINE SHOWN HEREON, WAS PLOTTED FROM DEEDS, PLATS, & OTHER SOURCES, & IS NOT A SURVEY

1LL#



GENERAL NOTES

AREA OF PROPERTY	1.476 AC.
EXISTING ZONE	ML-IM
PROPOSED ZONE	ML-IM
EXISTING USE	OFFICE & WAREHOUSE
PROPOSED USE	OFFICE & WAREHOUSE

PARKING DATA

AREA OF EXISTING BUILDING	
OFFICE: 1 <sup>st</sup> FLOOR: 3300' x 300' 11 SPACES	
2 <sup>nd</sup> FLOOR: 1100' x 500' 3 SPACES	
WAREHOUSE: 32 EMPLOYEES: 32/3 = 11 SPACES	
REQUIRED = 25 SPACES	
PROVIDED = 49 SPACES	

CASE # 81-156A

VARIANCE GRANTED TO PERMIT A SIDE YARD OF 20' IN LIEU OF THE REQUIRED 30', AND A REAR YARD OF 0' IN LIEU OF THE REQUIRED 30' & TO PERMIT A DISTANCE OF 25' BETWEEN BUILDINGS IN LIEU OF THE REQUIRED 60'.

\* PUBLIC WATER & SEWER IN R/W OF GREENSPRING DRIVE

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: 4-26-81  
BY: *[Signature]*  
ZONING COMMISSIONER  
DATE: 4/26/81

81-156-A  
C-375-81

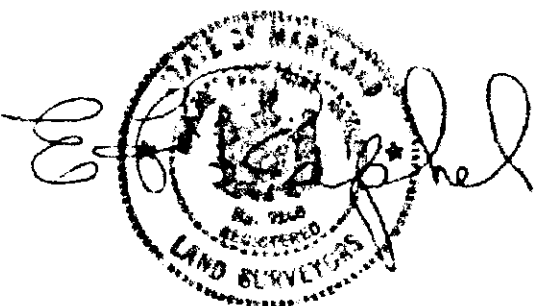
PLAT TO ACCOMPANY APPLICATION  
FOR A BUILDING PERMIT  
1930 GREENSPRING DRIVE

8<sup>1/2</sup> ELECT. DIST.  
SCALE 1" = 30'

BALD. CO. MD.  
MARCH 19, 1981

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E. F. RAPHEL & ASSOC.  
REGISTERED PROFESSIONAL LAND SURVEYORS  
201 COURTLAND AVENUE  
TOWSON, MARYLAND 21204



#771